

Design and Historic Review Commission Agenda

City Hall Council Chambers

One City Plaza

Wednesday, March 22, 2023 4:00 p.m.

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

APPROVAL OF MINUTES

February 8, 2023

ITEMS REQUIRING RATIFICATION

FEBRUARY 8, 2023

1. ELECTION OF VICE-CHAIRMAN

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-41128-2023:** *This is a request by Jodi and Daren Beck, for historic review of new additions to an existing dwelling and a new carport in the Century Heights Conservancy Residential Historic District. The property is located at 795 S. 1st Avenue, Yuma, AZ.*

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-41120-2023:** *This is a request by Dahl, Robins & Associates, Inc., on behalf of Yuma Land Company, LLC for aesthetic review of a new Extended Stay America Hotel in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at 550 S. Rio Vista Drive, Yuma, AZ.*
2. **DHRC-41179-2023:** *This is a request by Swaim Associates, LTD., on behalf of EHC Yuma Phase 2 Limited Partnership, for aesthetic review of a new Exceptional Health Care Ambulatory Surgical Center, in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at 6325 E. 26th Street, Yuma, AZ.*
3. **DHRC-41182-2023:** *This is a request by Thompson Design Architects PC, on behalf of Hardknocks LLC, for aesthetic review of a new multi-tenant building in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at 1893 E. 16th Street, Yuma, AZ.*

COMMISSION DISCUSSION

1. "Signs in the Aesthetic Overlay"

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

None

Aesthetic Overlay

None

2. National Heritage Area

3. Commission

4. Public - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

Design and Historic Review Commission Meeting Minutes
February 8, 2023

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, February 8, 2023 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Tom Rushin, Vice Chairman James Sheldahl and Commissioners William Moody, Juan Leal-Rubio, Amanda Coltman, Chris Hamel and Sandra Anthony.

STAFF MEMBERS present included Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Erika Peterson, Associate Planner; Zenia Fiveash, Assistant Planner; Alejandro Marquez, Administrative Specialist.

Chairman Tom Rushin called the meeting to order at 4:00 p.m., and noted there was a quorum present.

ELECTION OF OFFICERS

Commissioner Leal-Rubio motioned to nominate Amanda Coltman as Vice-Chairman, second by **Commissioner Moody**. **Motion carried unanimously (7-0).**

APPROVAL OF MINUTES

None

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-40909-2022: *This is a request by MAHA LLC, on behalf of Christine McConnaughay, for a new duplex to be located at 643 S. Orange Avenue, in the Century Heights Conservancy Residential Historic District.*

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

Commissioner James Sheldahl commented that he was impressed with the design of the proposed project.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Hamel, second by Leal-Rubio, to APPROVE Case Number DHRC-40909-2022. Motion carried unanimously (7-0).

DHRC-40981-2023: *This is a request by Brandon Chavez, for demolition of the Individually-listed Hodges House in the Century Heights Conservancy Residential Historic District, for the property located at 209 S. Orange Avenue, Yuma, AZ.*

Robert Blevins, Principal Planner summarized the staff report and recommended **DENIAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Brandon Chavez, 209 S. Orange Ave, Yuma AZ, stated the reason for the request was because the structure was too damaged, and that it was more cost effective to demolish and reconstruct a new building.

Commissioner Anthony asked if there was to be a new home built on the property, and would it be the same style. **Chavez** answered yes.

Moody asked for the cost of the restoration of the home. **Chavez** answered that he was not able to get an estimate because no contractors wanted to work on the building due to the condition of the home. **Moody** asked if the applicant had spoken to Fowler Malone as a possible contractor. **Chavez** answered no. **Moody** went on to say that the Commission understands that it would be cheaper to demolish the building and construct a new one, and asked if there were any design plans for the site. **Chavez** replied no.

Rushin asked if the applicant had received a copy of the letter sent from the State Historic Preservation Office (SHPO). **Chavez** answered yes. **Rushin** then proceeded to read the letter aloud.

Leal-Rubio also recommended that the applicant talk to Fowler Malone about restoring the building. **Leal-Rubio** then commented that with a denial from the commission that the applicant has 120 days to figure out a solution to attempt to save the building.

Sheldahl recommended that Chavez speak to SHPO about a solution to save the building.

Moody asked Chavez if the insurance company considered the proposed project a liability. **Chavez** replied yes, because of all the damage and erosion.

Hamel stated that it would be difficult to restore the property, but the Commission would like to find a way to save it.

Moody commented that the applicant should consider the offer that was made by SHPO to help restore the property.

Rushin stated that the commission could help with a solution to save the property.

PUBLIC COMMENT

None

Motion by Hamel, second by Coltman, to DENY Case Number DHRC-40981-2023. Motion carried, (6-1) with Commissioner Anthony voting Nay.

DHRC-41014-2023: *This is a request by A & G Resource Management Company, on behalf of Marina Roloff, for review of a new recessed storefront (as directed by the DHRC at their January 11, 2023 hearing) for the existing building located at 324-330 S. Main Street, in the Main Street Historic District.*

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Moody asked if the rear of the building was included in the design. **Blevins** replied yes. **Hamel** asked if the second floor would be apartments. **Blevins** answered yes however, just the rear of the building.

APPLICANT / APPLICANT'S REPRESENTATIVE

Casey Roloff, 1947 S. Maple Ave, Yuma AZ, was present and available for questions.

Hamel stated that the applicant had done a good job on the design of the proposed project.

Moody commented that the plans were an improvement from the last hearing.

PUBLIC COMMENT

None

Motion by Leal-Rubio, second by Coltman, to APPROVE Case Number DHRC-41014-2023. Motion carried unanimously (7-0).

DHRC-40983-2023: *This is a request by YESCO LLC, on behalf of Maverik, Inc., for aesthetic review of new signage in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at the northwest corner of E. Gila Ridge Road and Avenue 3E, Yuma, AZ.*

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Jana Ward, on behalf of Maverik Inc., was present and available for questions.

Hamel stated that he liked the design of the proposed project, and was glad to see that construction was going to begin.

Moody asked if the eastern end of the lot was going to be used. **Ward** replied no.

PUBLIC COMMENT

None

Motion by Moody, second by Coltman, to APPROVE Case Number DHRC-40983-2023. Motion carried unanimously (7-0).

COMMISSION DISCUSSION

Robert Blevins, Principal Planner, gave The Annual Report on DHRC Case Types.

INFORMATION ITEMS

None

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

Moody asked if the fencing behind the old county building was approved by the City. **Blevins** answered that staff was aware of the fencing but not sure if any approvals were made. **Moody** then asked how long the area was to be fenced off. **Blevins** replied the fencing would remain during the construction of the new county building.

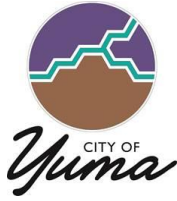
Coltman asked if the Commission would be allowed to go on future side trips with city staff. **Blevins** replied yes arrangements could be made.

ADJOURNMENT

The meeting was adjourned at 4:56 p.m.

Minutes approved this _____ day of _____, 2023.

Chairman



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-41128-2023
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date:

March 22, 2023

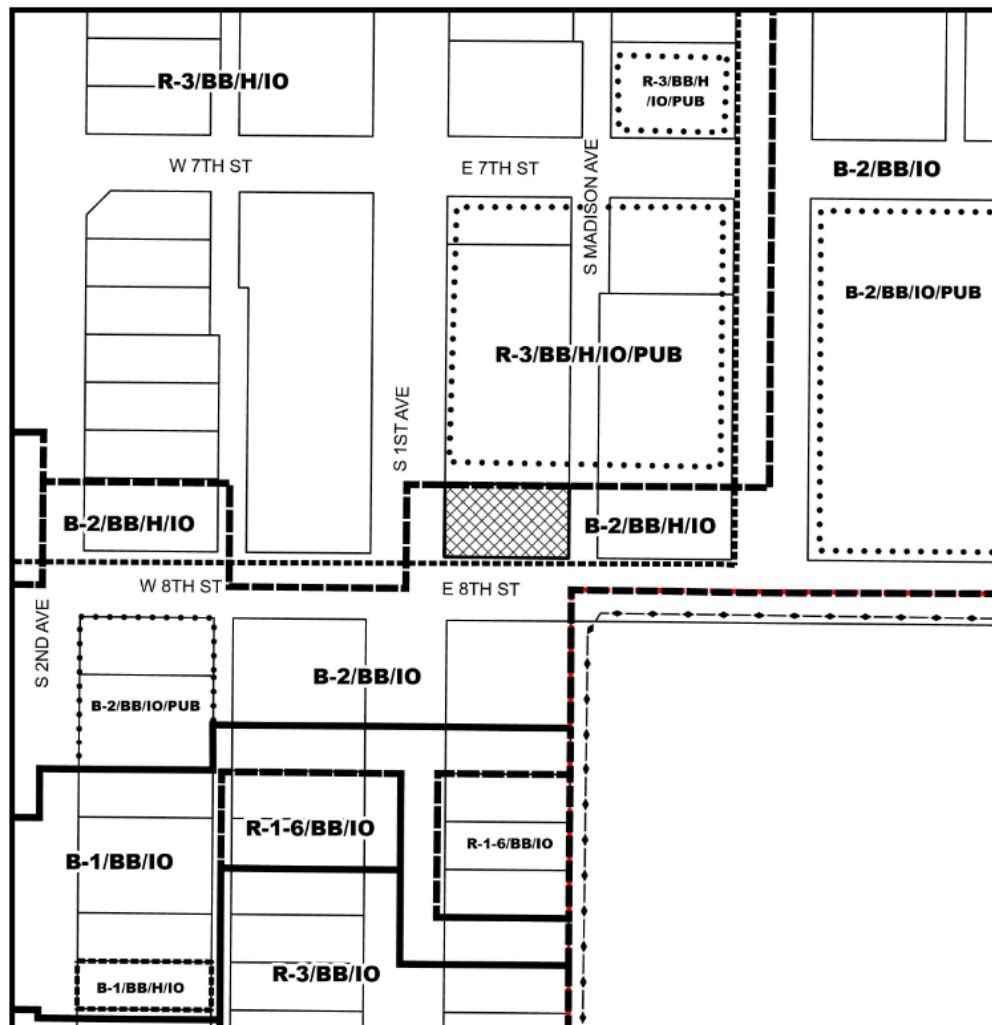
Case Number:

DHRC-41128-2023

Project Description/Location:

This is a request by Jody and Daren Beck, for historic review of new additions to an existing dwelling and a new carport in the Century Heights Conservancy Residential Historic District. The property is located at 795 S. 1st Avenue, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	NO
Historic District:	Century Heights Conservancy Residential Historic District
Parcel Number:	633-59-204
Historic Listing Status:	N/A
Address:	795 S. 1 st Avenue
Property Owner:	Jody and Daren Beck
Property Owner's Agent	None
Zoning of the Site:	General Commercial/Historic/Infill/Bed & Breakfast
Existing Land Use(s) on the Site:	Building used for commercial and dwelling
Surrounding Zoning and Land Uses:	
○ North:	B-2/H/IO/BB; Building
○ South:	B-2/IO/BB; Vacant
○ East:	B-2/H/IO/BB; Vacant
○ West	R-3/BB/H/IO; Dwellings
Related Actions or Cases:	HR2007-010 (remodel/fencing)
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The additions are a new front porch (180 sq. ft.) and new RV port (270 sq. ft.). There are also ongoing interior renovations and improvements to the rear outdoor patio area.

Staff Analysis:

The subject property has an existing dwelling of approximately 790 sq. ft. built in 1986. It has been used over the years for commercial uses including: a BBQ restaurant, and hair salon. The present owners wish to remodel the home and improve the property as their home. This property is not included in the Century Heights Conservancy Residential Historic District inventory. It is not a contributing property.

The property is not directly-adjacent to any other historic properties and these improvements will not detract from the significance of other buildings in the district.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for new additions to an existing dwelling and a new carport in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-41128-2023 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the request, the Design and Historic Review Commission is authorizing the request for new additions to an existing dwelling and a new carport in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: March 6, 2023

Final staff report delivered to applicant on: March 13, 2023

<input checked="checked" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: March 6 ,2023
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevations
- D. Colors, Textures, Materials
- E. Aerial Photo

Prepared By: *Robert M. Blevins*
Robert Blevins
Principal Planner

Date: 03/01/23

Approved By: *Alyssa Linville*
Alyssa Linville,
Director of Community Development

Date: 03/16/2023

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Director of Planning and Neighborhood Services (928) 373-5000, x 3037:

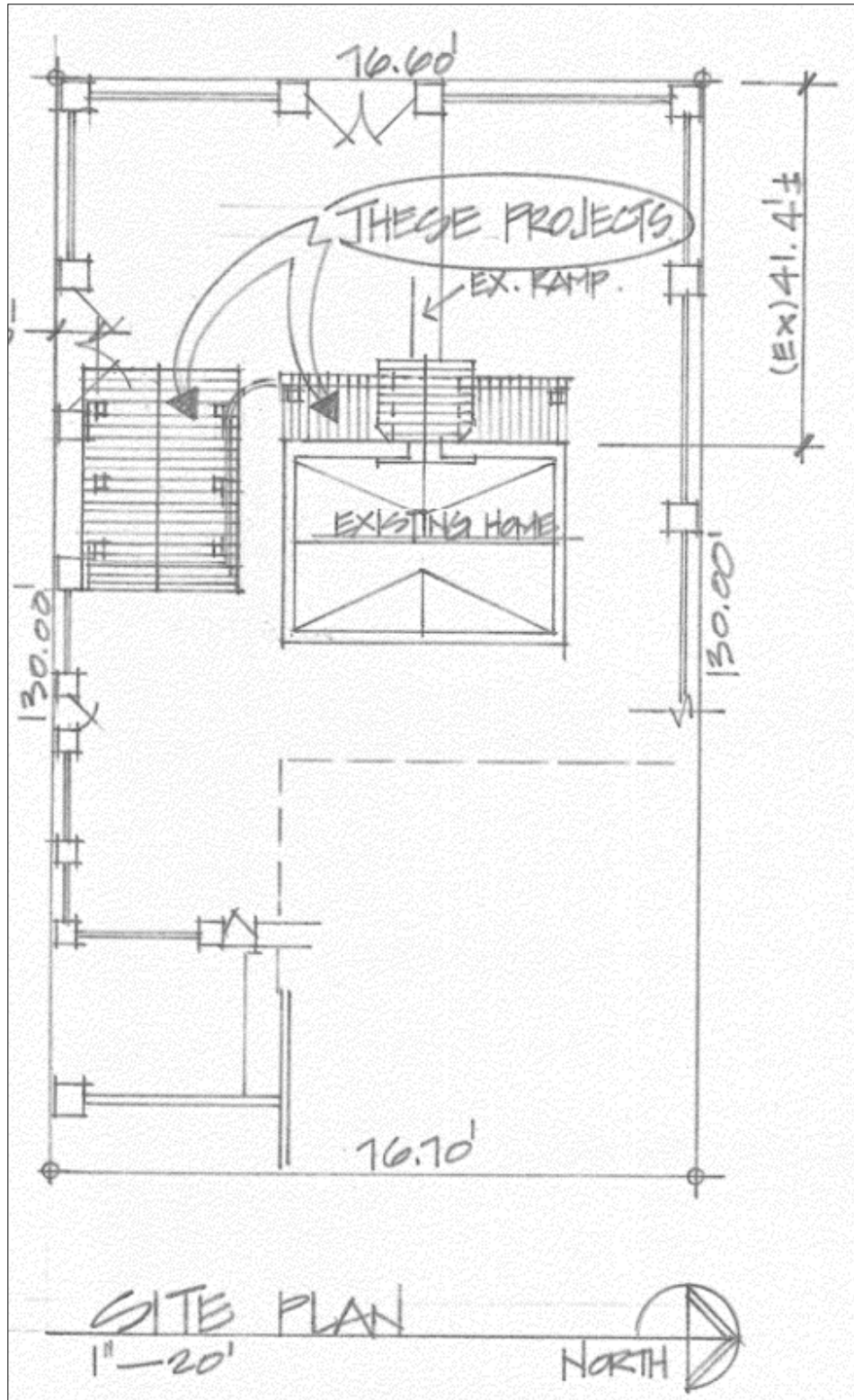
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Bob Blevins, Principal Planner, (928) 373-5189:

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

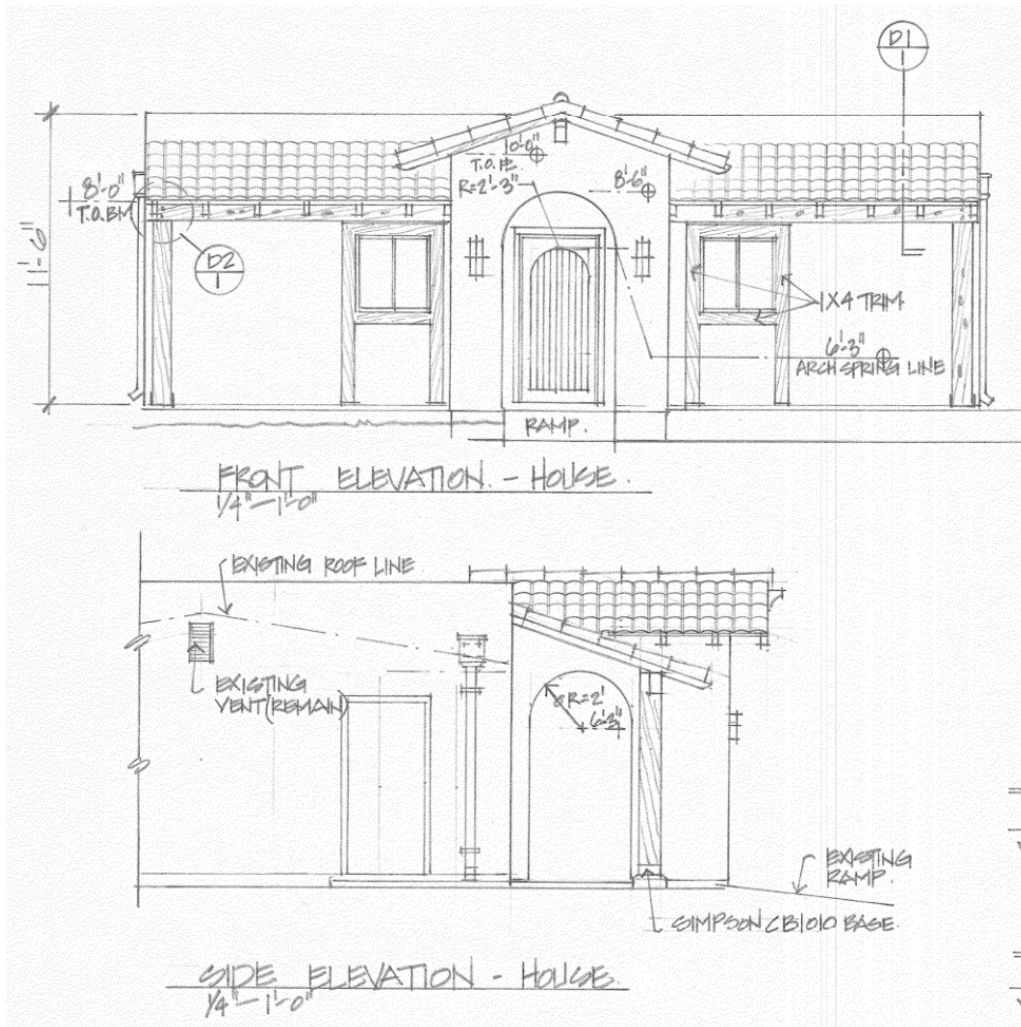
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
Site Plan

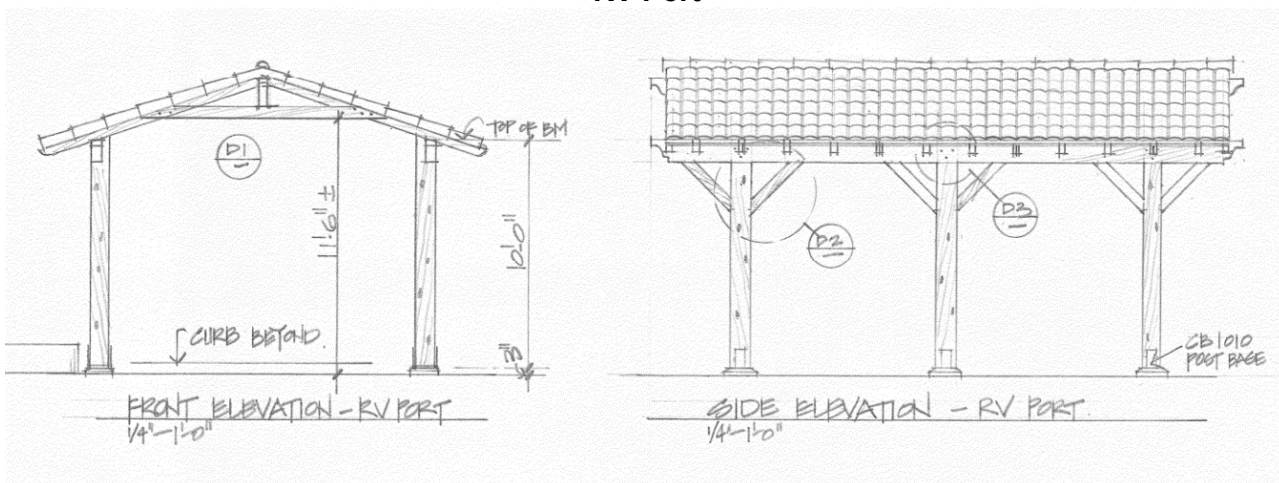


ATTACHMENT C Elevations

Home



RV Port



ATTACHMENT D
Colors, Textures, Materials

From the Applicant: "Here are the paint and stain choices -It will be the same as existing colors on the home"

[BEHR PRO](#)

#M200-5 TERRA COTTA CLAY FLAT EXTERIOR PAINT

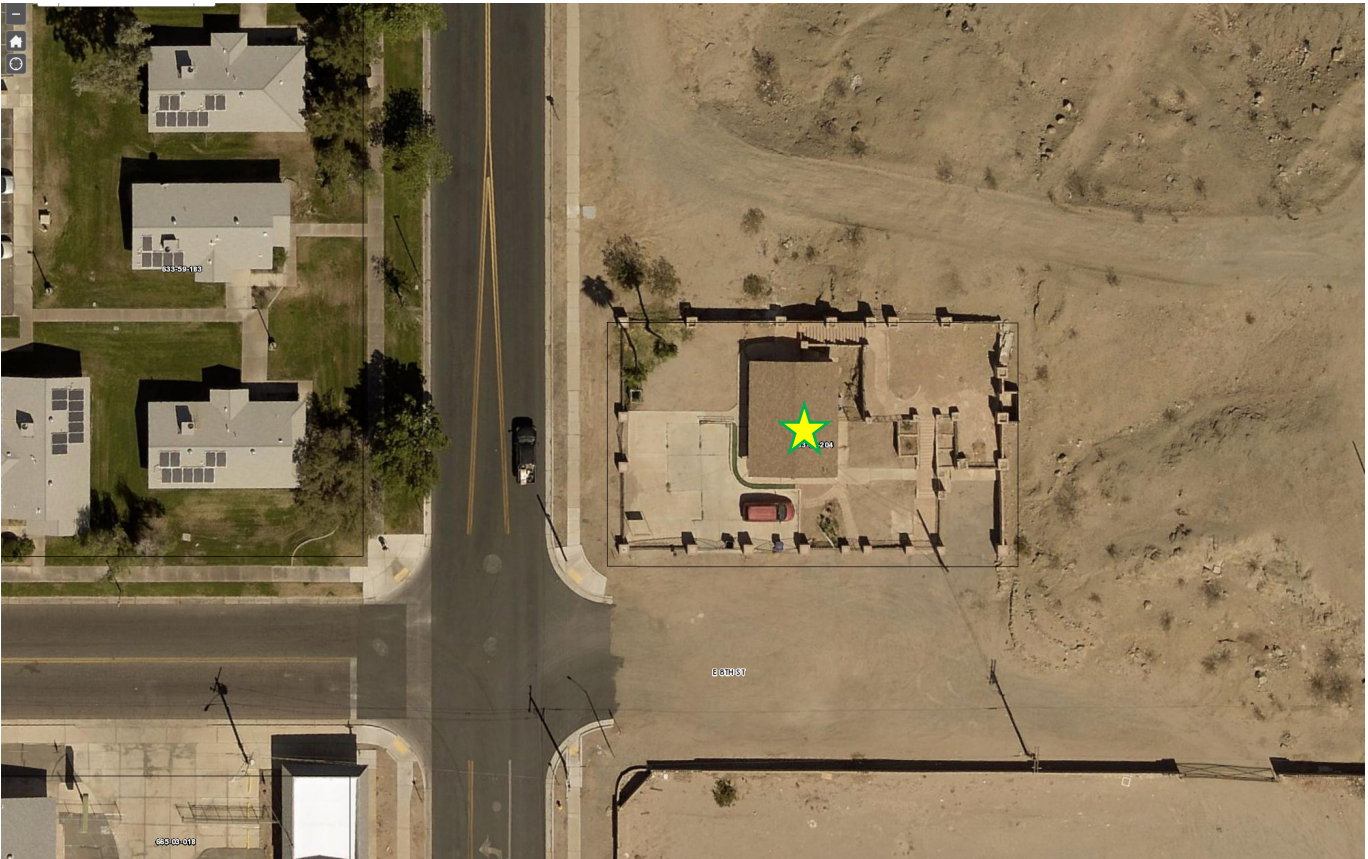


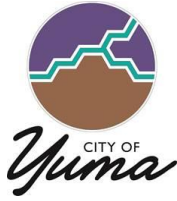
[BEHR PREMIUM](#)

**#ST-129 CHOCOLATE SEMI-TRANSPARENT PENETRATING OIL-BASED EXTERIOR
WATERPROOFING WOOD STAIN**



ATTACHMENT E
Aerial Photo





STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-41120-2023
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date:

March 22, 2023

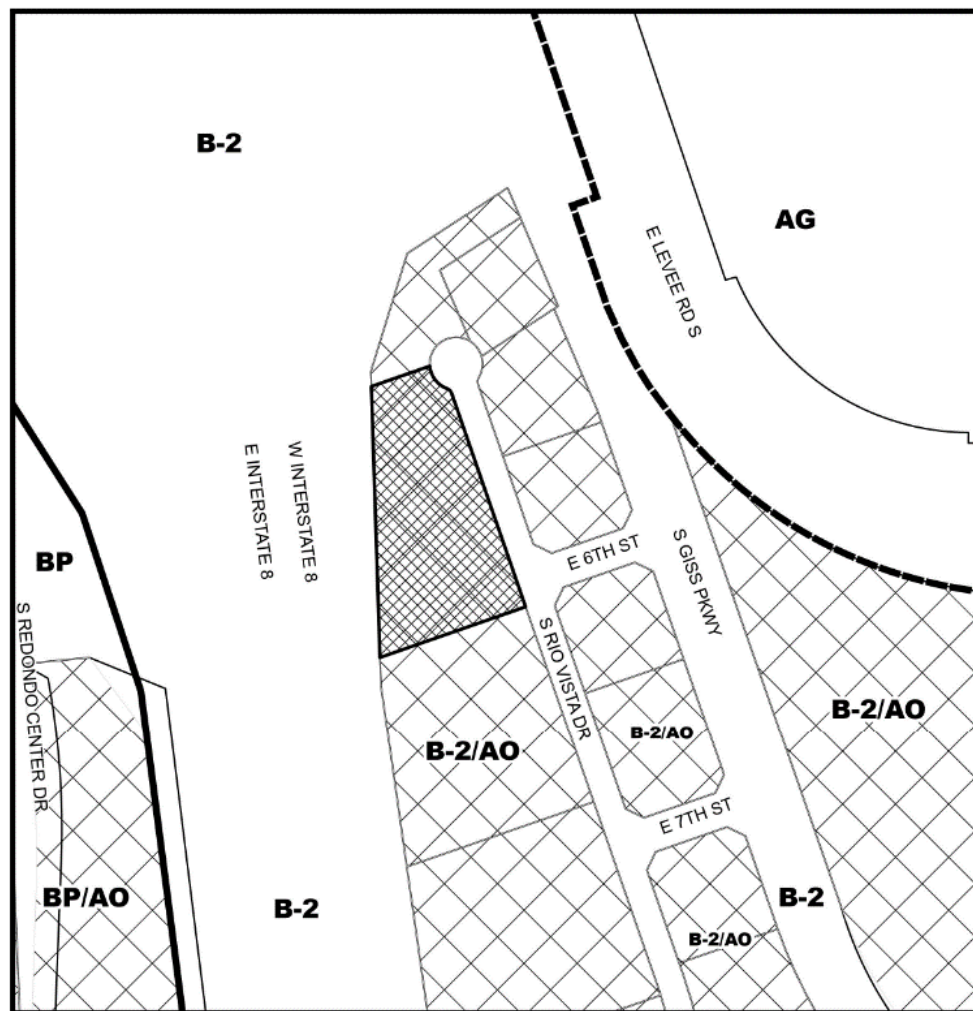
Case Number:

DHRC-41120-2023

Project Description/Location:

This is a request by Dahl, Robins & Associates, Inc., on behalf of Yuma Land Company, LLC for aesthetic review of a new Extended Stay America Hotel in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at 550 S. Rio Vista Drive, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	633-54-023
Historic Listing Status:	N/A
Address:	550 S. Rio Vista Drive
Property Owner:	Yuma Land Company, LLC.
Property Owner's Agent	Dahl, Robins & Associates, Inc.
Zoning of the Site:	General Commercial/Aesthetic Overlay (B-2/AO)
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	B-2/AO; Vacant
○ South:	B-2/AO; Vacant
○ East:	B-2/AO; Vacant
○ West	B-2; Interstate 8
Related Actions or Cases:	R2008-72 (Rio Vista Design Guidelines)
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The applicant states:

"This project involves the development of a new hotel on a 2.90-acre parcel located on the northwest corner of 6th Street and Rio Vista Drive. The parcel is described as Assessor's Parcel No. 633-54-023 and is currently located within the General Commercial (B-2) District. The site is currently vacant, undeveloped land. The Owner proposes to develop the site with a 4-story, 124 guestroom hotel and parking for approximately 137 vehicles.

"The total gross floor area of the hotel is 53,877 square feet with the first floor being 13,515 square feet and each additional floor being 13,454 square feet each. The building footprint is approximately 257' by 60'-6". The total building height from the ground elevation to the top of the parapet is approximately 50'-6". The façade is comprised mostly of EIFS and accent brick near the entrance door. EIFS pilasters, variation in EIFS color, and EIFS banding are used to break up the building façade.

"Proposed colors include earthy browns, sepia tones, and tans. Refer to the attached color Building Elevations for specific colors selected."

Staff Analysis:

The purpose of the Aesthetic Overlay is to enhance the community's image and attractiveness through the creation of visually pleasing and inviting entryways to the City of Yuma as well as providing community focal points or areas where the design of the physical improvements and landscape enhances the community's appearance. The focus is on the Gateways to Yuma.

This new hotel will accomplish the purpose of the Aesthetic Overlay and the Rio Vista Design Guidelines by:

- Including community design principles that result in creative, imaginative solutions, that establish high quality design with a common architectural theme;
- Providing for site development that utilizes the unique characteristics of the site (such as location, surroundings, topography or natural resources) and creates areas which are visually attractive to both the occupants, tenants and the general public;
- Following “Dark Sky” concepts including a prohibition of random up-lighting and limits on lighting which is solely for the purpose of illuminating building walls; encouraging low level accent lighting, and the shielding of fixtures;
- Minimizing conflicts between automobiles, pedestrians and bicycles; creating parking and loading/unloading areas which are attractive and unobtrusive; and maintaining efficient vehicular circulation; the installation of a bike rack is required;
- Grouping plantings in order to create buffer yards along roadways and provide unique visual interest with drought-tolerant materials;
- Gating and screening of trash and other service areas with permanent walls which blend in with the main buildings on-site.

The proposed Extended Stay America Hotel plans show a contemporary design theme, screening of rooftop equipment, a trash enclosure with color-matching masonry and solid steel gates, and an overall color and texture palette consistent with their corporate image and the Rio Vista Design Guidelines; thereby complimenting the surroundings while bringing needed attention to this prominent commercial site.

Signage:

The City of Yuma Code has signage guidelines specific to the Aesthetic Overlay. The Code requirements include: freestanding signs of 35 ft. maximum height and such signs must be monument signs (no pole signs).

Staff believes this proposal meets the guidelines and will provide clear identification at the driveway entrances and when viewed from a distance off-site.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for aesthetic review of a new Extended Stay America Hotel in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-41120-2023 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the request, the Design and Historic Review Commission is authorizing the request by Dahl, Robins & Associates, Inc., on behalf of Yuma Land Company, LLC for aesthetic review of a new Extended Stay America Hotel in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: March 2 ,2023

Final staff report delivered to applicant on: March 9, 2023

- | | |
|--|---|
| <input checked="checked" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: March 13, 2023. |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input type="checkbox"/> | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevations
- D. Colors, Textures, Materials
- E. Excerpt from the Rio Vista Design Guidelines
- F. Aerial Photo

Prepared By: *Robert M. Blevins*
Robert Blevins
Principal Planner

Date: 03/01/23

Approved By: *Alyssa Linville*
Alyssa Linville,
Director of Community Development

Date: 03/16/2023

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Director of Planning and Neighborhood Services (928) 373-5000, x 3037:

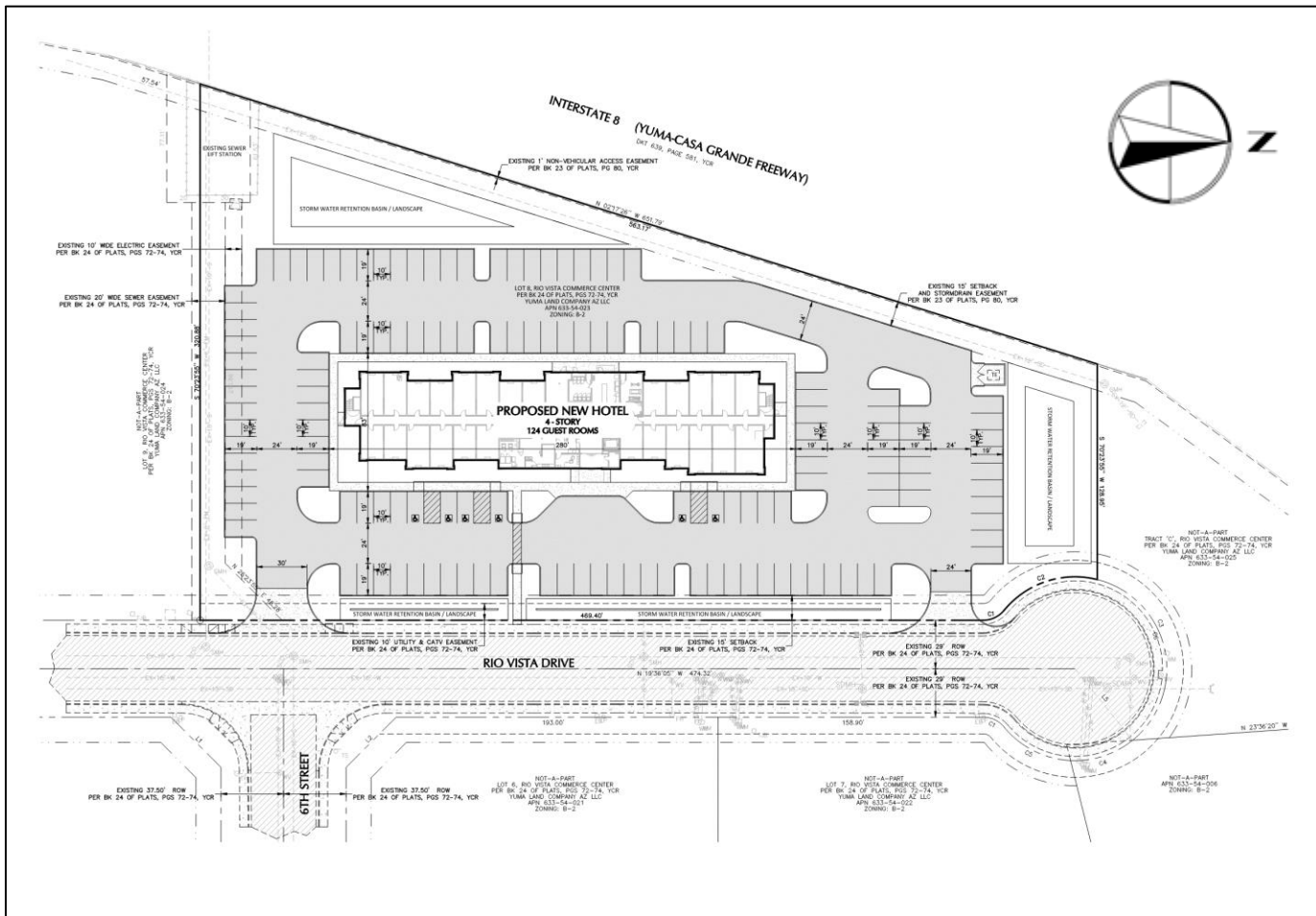
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Bob Blevins, Principal Planner, (928) 373-5189:

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

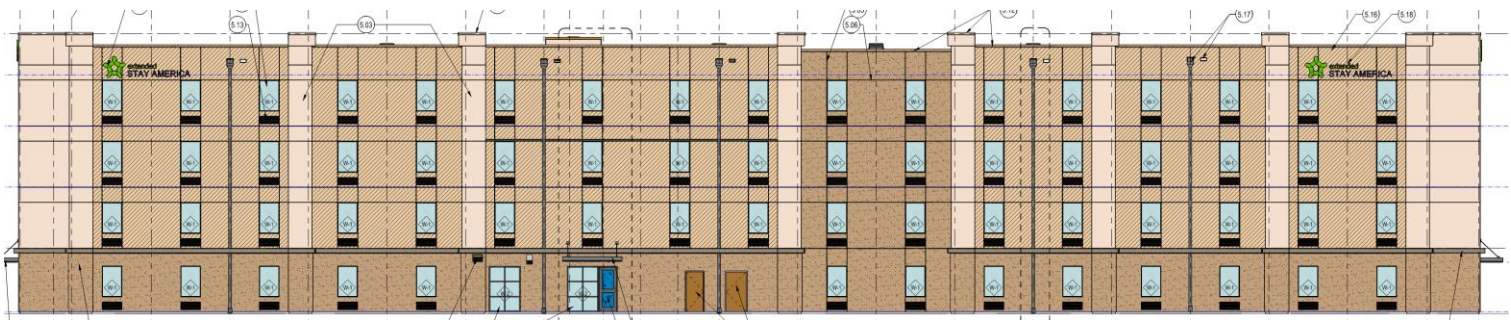
Site Plan



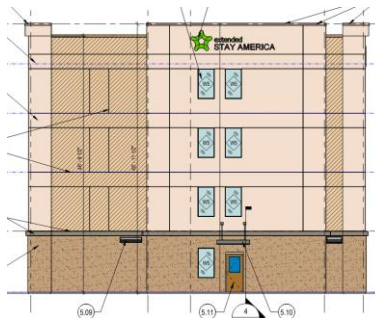
ATTACHMENT C Elevations



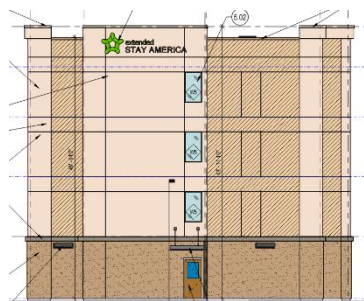
FRONT ELEVATION



REAR ELEVATION






RIGHT ELEVATION



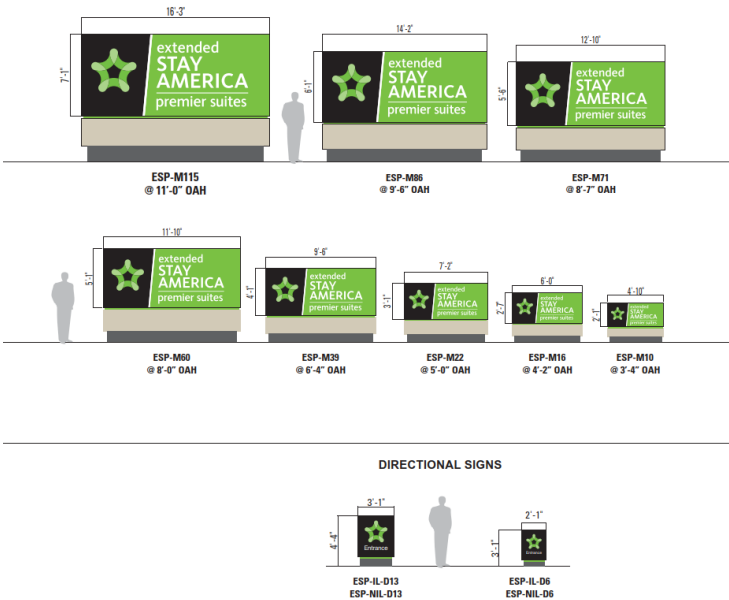
LEFT ELEVATION

ATTACHMENT D
Colors, Textures, Materials, Signs

FINISH LEGEND:		
1		KINGSIZE PAINT PT13 BRICK BY ACME BRICK
2		EIFS: PPG 1021-6 CURLEW PT14- BROWN DERBY
3		EIFS: PPG 1025-1 PT13- SHRIMP
4		EIFS: PPG 1025-3 WHISKERS PT10- LITE CINNAMON
5		EIFS: PPG 14-13 OYSTER SHELL PT12 SPECTRUM BROWN
6		METAL: CP410 BRONZETONE

6. CANOPIES ARE TO BE PREFABRICATED ALUMINUM, UNO. COLOR BRONZETONE.

7. LOUVERS TO BE COLOR CP410 BRONZETONE UNO



Colors

VINYL: 3M 3630-5615. PMS 368C
VINYL: 3M 3630-5541. PMS 367C
PMS WARM GRAY 1C

ATTACHMENT E
Except from Rio Vista Design Guidelines

DESIGN GUIDELINES
PHASE 2 - RIO VISTA

The intent of these Pre-Design guidelines is to provide design direction for future development that will occur within the Rio Vista Commerce Center. The following design styles and techniques will describe how the construction of the Rio Vista Commerce Center will not only display design intent and continuity, but will also be respectful to regional development.

Rio Vista Commerce Center is a 73 acre commercial center that will include retail, office, tourist oriented commercial and lodging uses where a mix of business uses are consistent with the City of Yuma's B-2 Zoning District. The overall plan comprises 10 lots (as shown on Exhibit N to the Second Amendment to which this Supplemental Exhibit C-1 is attached) and envisions Lot #1 to include additional retail development designed and operated similar to and compatible with the existing styles in Yuma Palms and Las Palmillas Shopping Center. Lots 2 and 10 will include office/flex development as shown in the photographs below. Lots 3-9 will be developed to support freeway commercial uses including restaurants, fast food facilities, fuel stations and hotel/motel uses.

In order to maintain continuity with previous and recent development in and around the Rio Vista Commerce Center, including the Yuma Palms Regional Center and the Las Palmillas Shopping Center, future development within Rio Vista will be encouraged to use the following design and aesthetic elements.

Thematic Styling

Being in the Aesthetic Overlay District, the City of Yuma requires a common architectural theme within a planned development such as the Rio Vista Commerce Center. Also required by the City of Yuma is a common architectural theme which is, among other things, respectful of development in the surrounding area and popular in other arid climates of the world.

- ***Contemporary South Western***





These illustrations are provided as a guide for future owners and architects in developing designs for their developments.

Building Forms and Parapets

Building design in Rio Vista should allow for consistent finishes and appropriate levels of detail for all building elevations. Where service areas occur, they should be gated or screened from view by fences or walls. Trash enclosures should be integrated into the building footprint or be constructed as freestanding gated enclosures surrounded by solid masonry walls of at least 6' in height, with trench drains below the gate and integral color concrete pad outside the gate.

The maximum parapet height allowed varies based upon building location. Typical parapet height in the office component of Rio Vista will not exceed 35', with appropriately screened mechanical equipment-including roof mounted air conditioning units and architectural elements extending to 45' with developer approval. Building height will be extended to 75 feet maximum per the B-2 zoning limitation in the case of hotel/motel development in the Center. All electrical and miscellaneous outdoor utilities shall be painted building color. Roof ladders and fire risers shall be internal and not visible from the buildings' exterior.



Colors, Building Materials and Finishes should be in keeping with the distinctive look provided for in the Aesthetic Overlay District. The use of smooth finished stucco, masonry or tilt-up construction is required. The assorted stores, businesses and offices at the Commerce Center shall be constructed of the following primary materials;

Stucco:	Machine applied medium or light dash stucco, smooth finish stucco or synthetic stucco (EIFS)
Exposed Masonry:	Integral color smooth CMU, or stained and split-face CMU
Storefronts:	Anodized or factory painted aluminum storefront system appropriate to the architectural style.
Building Accents:	Rectangular openings and square recesses
Tilt-up Concrete:	Smooth painted or exposed aggregate finish with architectural reveals to create depth, dimension and accents.

The range of color tones for buildings shall reflect a subtle, rich desert palette including:

- earthy browns, sepias and tans
- soft reds and maroons
- pale oranges to subtle pinks
- deep greens to pale willows
- strong sky purples to gray blues
- ochres, natural yellows and light browns

Colored concrete or other user friendly surfaces should be used in drive areas to create a visual break in large concrete and asphalt areas.

Site Lighting

The importance of consistency in architectural style also includes streetlights, parking lot lighting and site lighting fixtures. Depending on the style of the development, streetlights shall be matching or similar in character to those examples noted below. When appropriate and complementary, sconce lighting mounted, on the buildings

may be used.

Arizona has a “dark sky” statute ARS 49-1101, et. seq, as amended, that prohibits random up-lighting on architectural elements. Indiscriminate illumination of large architectural or landscaped features will not be allowed. The builder should ensure that accent lighting design is established through wall washing down lights or low level wall mounted uplights in accordance with the dark sky ordinance. Lights mounted on poles or on ground fixtures specifically for the purpose of illuminating the building façade are prohibited. Parking lot fixture heights shall not exceed 39 feet including the 2.5 foot base.



Towers, Furniture and Other Architectural Elements

The Aesthetic Overlay District is unique in the City of Yuma because of the required level of architectural adornments per planned unit. Building designers shall incorporate a variety of design elements from this section, including:

- Metal canopies
- Metal or wood trellis
- Pedestrian shade canopies
- Metal louvers
- Vertical columns
- Matching outdoor benches and garbage receptacles
- Bike racks
- Cart corrals (if appropriate to anticipated uses)
- A mix of textured and/or colored paving on pedestrian concrete surfaces

When possible, outdoor elements should be combined with desert vegetation, i.e.; metal pedestrian awnings with bougainvillea plant or related combinations that are not only functional but decorative. Energy efficient design following LEED design elements are encouraged to promote energy efficient building design and operation.

In the event specific project design includes the use of street furniture, the specific type and design will be brought forward and reviewed as part of the design review process. Specified furniture should be durable, attractive and compatible with the furniture used at Yuma Palms and Las Palmillas Shopping Center. Examples of acceptable furniture include Maglin Site Furniture –Maglin (#MLW510W and #MLW400W) and Wesnic

“City”). Materials and colors for street furniture should coordinate with the design theme of each project in order to present a pleasing composition.



Signage and Graphics

As with other aesthetic compliments to the Rio Vista Commerce Center, signage and graphic ornamentation shall follow a pattern that is consistent with the architectural theme of the Center. Although it is encouraged that the unique identity of each business is expressed with the use of outdoor advertising, signage and outdoor graphics should be designed and constructed in a fashion that is reflective of the overall theme of the Center. The Developer will submit a Master Sign Program to the City of Yuma's Design Review Committee for their review and approval.

Landscape Design

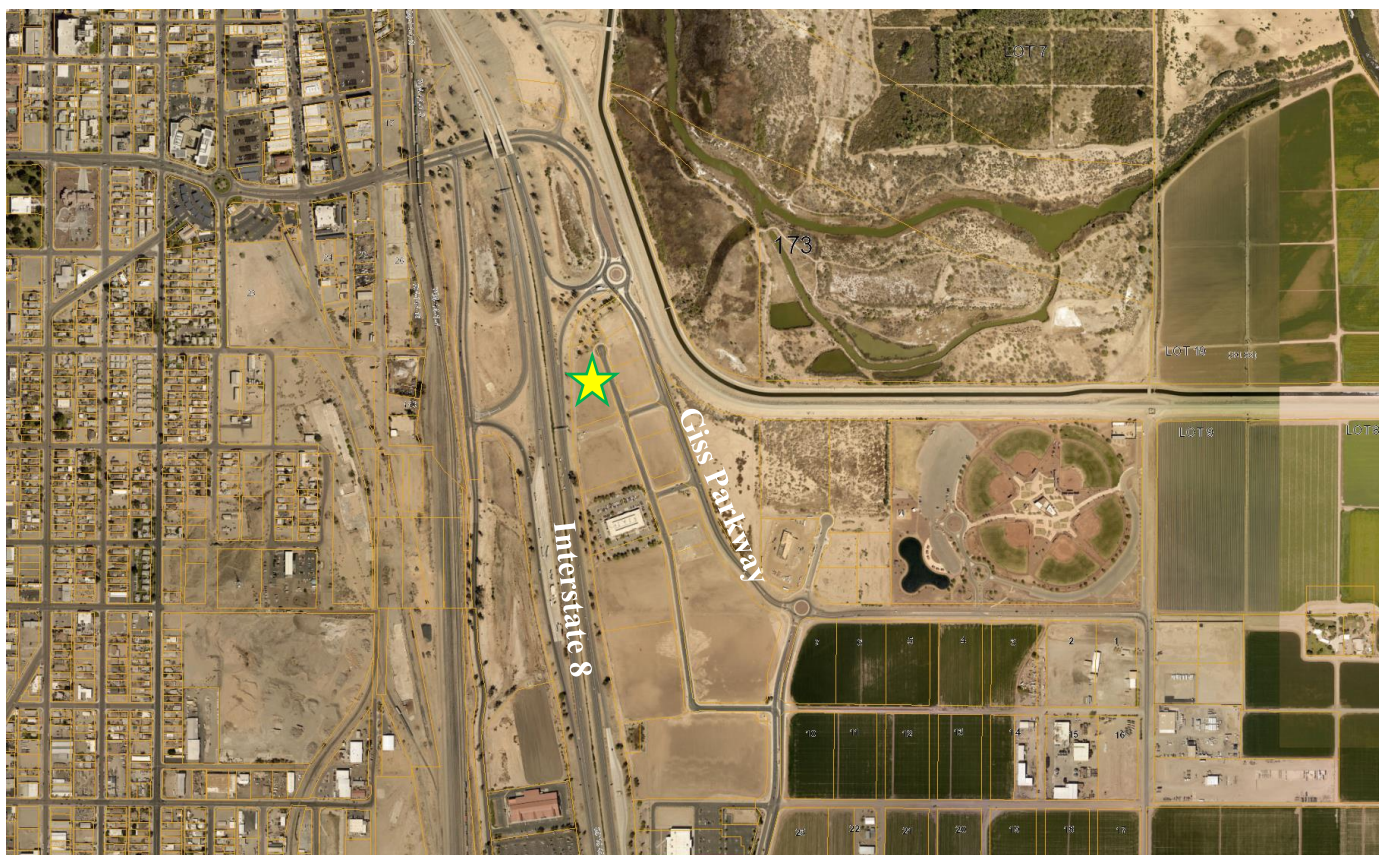
The landscape design concept for the roadway landscape for the Rio Vista Commerce Center maintains the general intent and objectives listed in the City of Yuma Landscape Code. Providing attractive landscaping to improve community aesthetics and maintaining continuity with other developments in the area are the main goals of the Rio Vista landscape design plan. Overall, the landscape concept is to encourage building owners and designers to use drought tolerant plant material that will carry on the theme that is evident in the Yuma Palms and Las Palmillas commercial projects. Trees will be carefully grouped to maintain vistas but still visually buffer future building and parking lot masses. Conservation of water resources is also a goal of the landscape design, and

landscape zones have been created to further define specialty areas. No turf or water features are planned for the roadway landscape in order to further conserve water resources.

The overall plan calls for planting along the side yard property lines to consist of drought-tolerant plants. Utilizing colorful, hearty plants, drought tolerant species like desert spoon, red yucca, ruellia, oleander, red bird of paradise, lantana, Texas ranger and agave to accent the entry corners, the perimeter yards will meet or exceed the plant densities required by the City of Yuma Landscape Code. As noted on the attached specific planting guide, each lot owner will be encouraged to provide buffer yard plantings along the roadways by grouping plant materials in order to maintain visual access to and from the commercial development. Landscape design will also provide appropriate buffers to the adjacent developments while maintaining the required plant densities in layers where appropriate. The following landscape plans for lot 4 & 5 and lot 6 & 7 show typical planting concepts that will be used throughout the project.

The plant pallet for Rio Vista Commerce Center utilizes drought tolerant plant material selected from the Arizona Department of Water Resources Low Water-use Plant List.

ATTACHMENT F
Aerial Photo

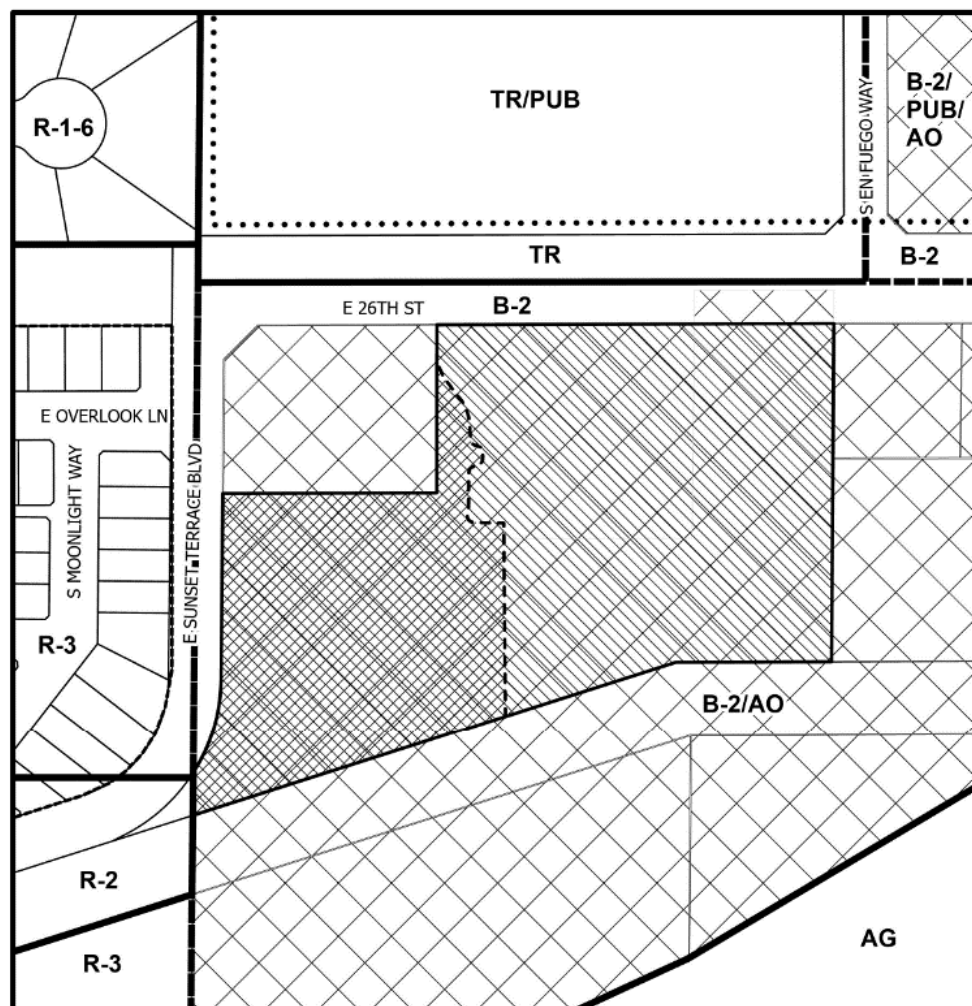


<div data-bbox="243 178 397 210" data-label="Text"> <p>EHC6325</p> </div> <div data-bbox="235 210 406 409" data-label="Image"> </div>	<div data-bbox="552 189 1364 399" data-label="Section-Header"> <p align="center"> STAFF REPORT TO THE DESIGN AND HISTORIC REVIEW COMMISSION CASE #: DHRC-41179-2023 DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES COMMUNITY PLANNING CASE PLANNER: BOB BLEVINS </p> </div>
---	--

Hearing Date: March 22, 2023 **Case Number:** DHRC-41179-2023

Project Description/Location: This is a request by Swaim Associates, LTD., on behalf of EHC Yuma Phase 2 Limited Partnership, for aesthetic review of a new Exceptional Health Care Ambulatory Surgical Center, in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at 6325 E. 26th Street, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	197-04-050
Historic Listing Status:	N/A
Address:	6325 E. 26 th Street
Property Owner:	EHC Yuma Phase 2 Limited Partnership
Property Owner's Agent	Swaim Associates, LTD.
Zoning of the Site:	General Commercial/Aesthetic Overlay (B-2/AO)
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	B-2/AO; Offices
○ South:	B-2/AO; Vacant
○ East:	B-2/AO; Exceptional Health Hospital
○ West	R-3; Sunset Terrace Townhomes
Related Actions or Cases:	None
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The applicant states:

“SITE: This developed site is approximately 2.9 acres and is located in the southwest corner of Site (APN 197.04.049). This reserves space for future expansion of the Exceptional Healthcare Hospital. The building is 14,998 SF and is surrounded by parking and fire access lanes.

- There are 112 parking spaces and accommodations for bicycle parking.
- There are (2) refuse/recycling container areas.
- There is an onsite generator.
- Site drainage respects the natural site slope and onsite retention is employed.
- The site is generously landscaped with accent shrubs and trees. Landscape drawings are included.
- Site lighting is provided for security reasons. Lighting photometrics are provided.

“BUILDING: The building is divided into (2) components, a (3) room ambulatory surgery center (9,733 SF) and a support clinic (5,265 SF). This building function has a cardiovascular focus. These uses are a B Occupancy, Type II B construction.

- Structure – Steel frame designed to Seismic Design Category D. Perimeter envelope is 6” metal studs.
- Elevations – The building utilizes similar forms, materials and colors of the Exceptional Health Hospital building. Rendered 3D images and annotated elevations with colors are included in the submittal.
- Screening – There are rooftop mechanical units which are screened from view.
- There is a covered drop off.

“SCHEDULE: Once Building Permits are available, construction will begin. The Construction Timeline is 10 months. With State Health approvals, a fourth quarter 2024 opening is the goal.”

Staff Analysis:

The purpose of the Aesthetic Overlay is to enhance the community's image and attractiveness through the creation of visually pleasing and inviting entryways to the City of Yuma, as well as providing community focal points or areas where the design of the physical improvements and landscape enhances the community's appearance. The focus is on the Gateways to Yuma.

This new surgical center will accomplish the purpose of the Aesthetic Overlay by:

- Including community design principles that result in creative, imaginative solutions, that establish high quality design with a common architectural theme;
- Providing for site development that utilizes the unique characteristics of the site (such as location, surroundings, topography or natural resources) and creates areas which are visually attractive to both the occupants, tenants and the general public;
- Following "Dark Sky" concepts including a prohibition of random up-lighting and limits on lighting which is solely for the purpose of illuminating building walls; encouraging low level accent lighting, and the shielding of fixtures;
- Minimizing conflicts between automobiles, pedestrians and bicycles; creating parking and loading/unloading areas which are attractive and unobtrusive; and maintaining efficient vehicular circulation; the installation of a bike rack is required;
- Grouping plantings in order to create buffer yards along roadways and provide unique visual interest with drought-tolerant materials;
- Gating and screening of trash enclosures and other service areas with permanent walls which blend in with the main buildings on-site.

The proposed surgical center has a design which picks up the architectural theme from the nearby Exceptional Health Hospital on Araby Road, and it includes Aesthetic Overlay Standards such as: the screening of rooftop equipment, a trash enclosure with color-matching masonry and solid steel gates, and an overall color and texture palette consistent with their corporate identity, and cohesive with other adjacent developments.

Signage:

The City of Yuma Code has signage guidelines specific to the Aesthetic Overlay. The Code requirements include: freestanding signs must be monument signs (no pole signs).

Staff believes this sign proposal meets the guidelines and will provide clear identification at the driveway entrances and when viewed from a distance off-site.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for aesthetic review of a new Exceptional Health Care Ambulatory Surgical Center in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-41179-2023 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval:

By approving the request, the Design and Historic Review Commission is authorizing the request by Swaim Associates, LTD., on behalf of EHC Yuma Phase 2 Limited Partnership, for aesthetic review of a new Exceptional Health Care Ambulatory Surgical Center, in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: March 2, 2023

Final staff report delivered to applicant on: March 14, 2023

- | | |
|--|---|
| <input checked="checked" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: March 2, 2023. |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input type="checkbox"/> | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevations & Sign
- D. Colors, Textures, Materials
- E. Concept Views
- F. Aerial Photo

Prepared By: *Robert M. Blevins*
Robert Blevins
Principal Planner

Date: 03/01/23

Approved By: *Alyssa Linville*
Alyssa Linville,
Director of Community Development

Date: 03/16/2023

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Director of Planning and Neighborhood Services (928) 373-5000, x 3037:

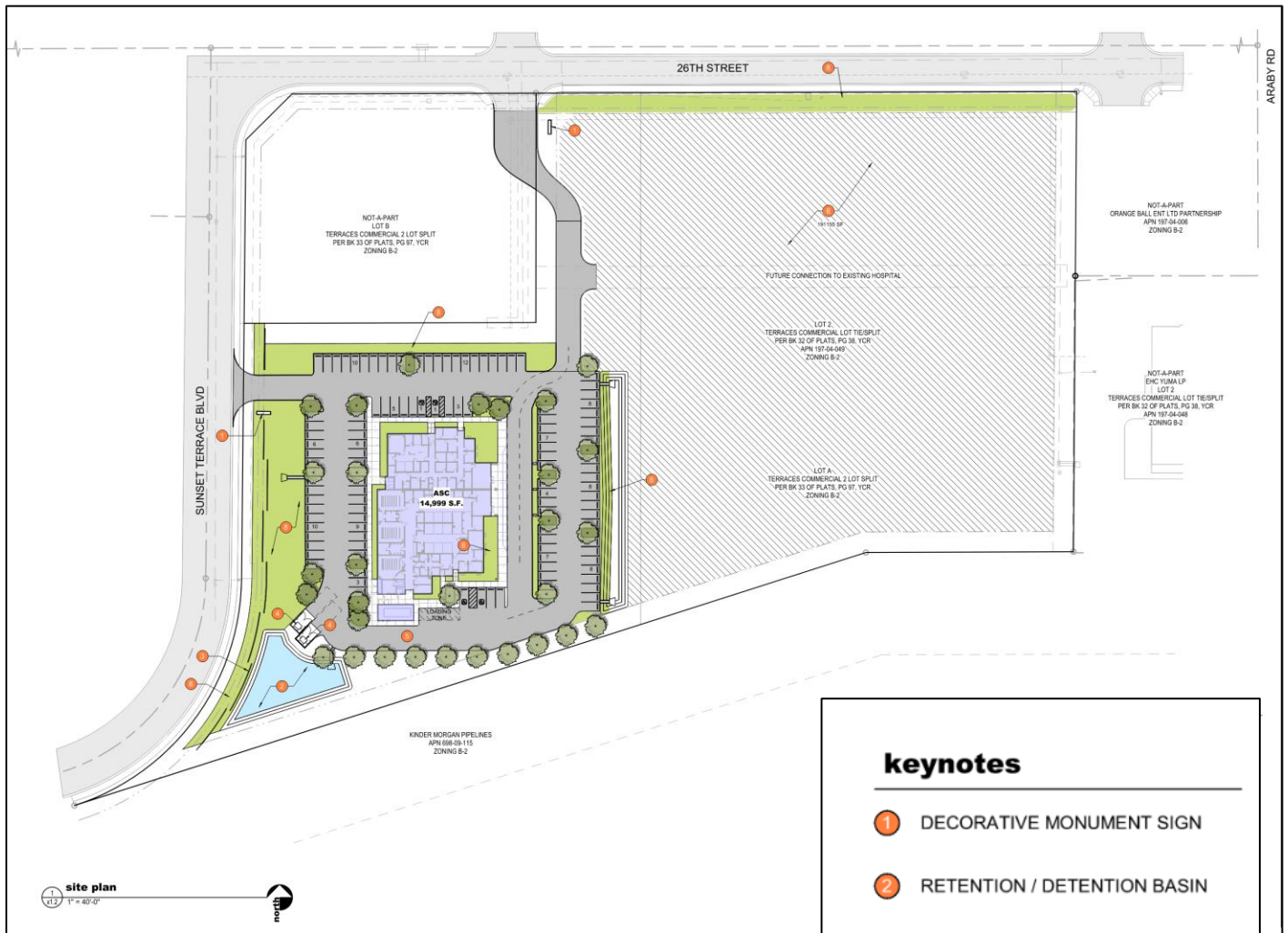
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Bob Blevins, Principal Planner, (928) 373-5189:

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

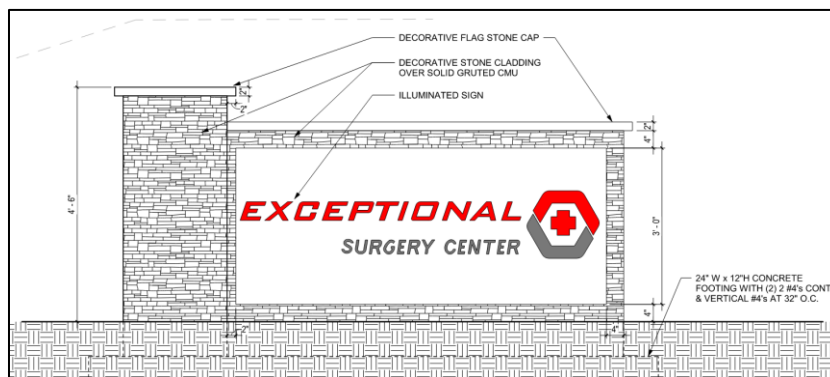
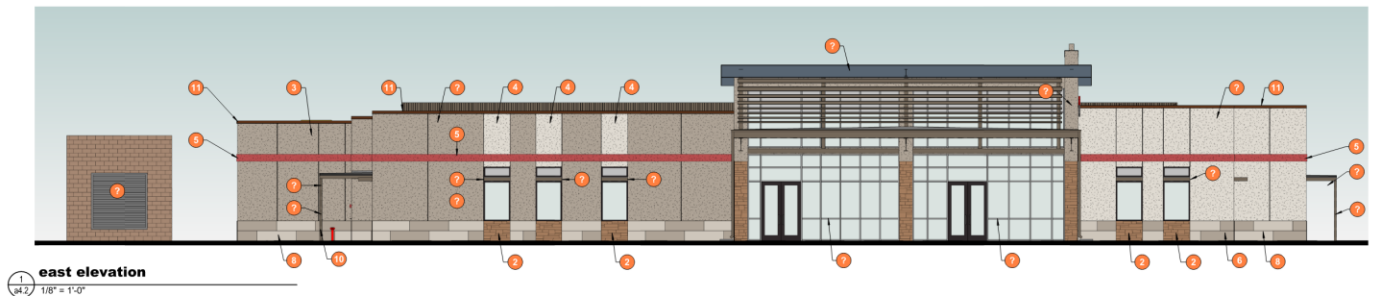
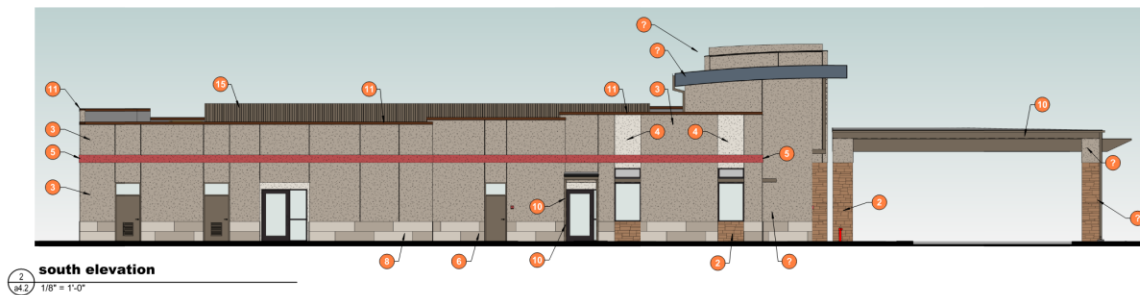
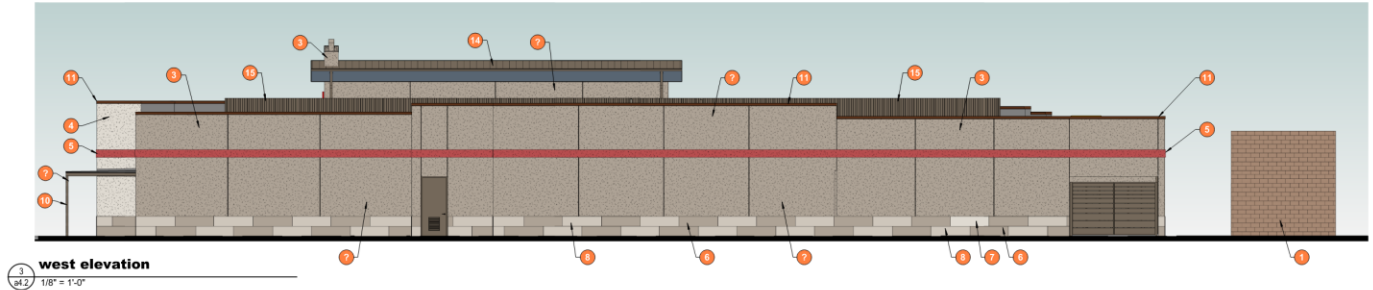
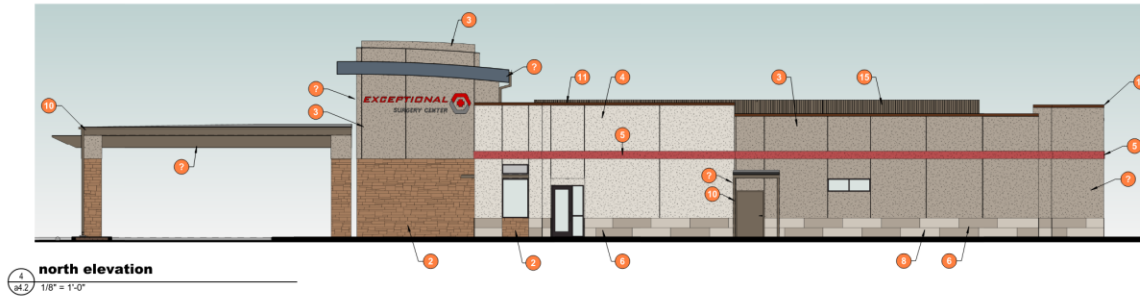
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B Site Plan



ATTACHMENT C

Elevations & Sign



ATTACHMENT D

Colors, Textures, Materials

keynotes

- | | | | |
|---|---|----|---|
| 1 | CMU - GROUND FACE
MANUFACTURER: OLD CASTLE
COLOR: COCOA BROWN | 9 | PAINTED GRAY STEEL CANOPY
MANUFACTURER: SHERWIN-WILLIAMS PAINT
COLOR: SW 7033 BRAINSTORM BRONZE |
| 2 | STONE
MANUFACTURER: CORONADO STONE
COLOR: OLD WORLD LEDGE-CARMEL MOUNTAIN | 10 | PAINTED GRAY STEEL COLUMN
MANUFACTURER: SHERWIN-WILLIAMS PAINT
COLOR: SW 7033 BRAINSTORM BRONZE |
| 3 | EIFS
MANUFACTURER: DRYVIT
COLOR: SW7631 CITY LOFT | 11 | COPING
MANUFACTURER: FIRESTONE
COLOR: DARK BROWN |
| 4 | EIFS
MANUFACTURER: DRYVIT
COLOR: SW 7631 CITY LOFT | 12 | DRIP EDGE TRIM
MANUFACTURER: SW
COLOR: BLUE |
| 5 | EIFS ACCENT BAND
MANUFACTURER: DRYVIT
COLOR: SW 6600 ENTICING RED | 13 | SIGNAGE
MANUFACTURER: TBD
COLOR: BLUE & RED |
| 6 | FIBER PANEL
MANUFACTURER: NICHHA
COLOR: SW 7031 - MEGA GREIGE | 14 | METAL ROOF & FASCIA
MANUFACTURER: BERRIDGE
COLOR: DARK BRONZE |
| 7 | FIBER PANEL
MANUFACTURER: NICHHA
COLOR: SW 7631 - CITY LOFT | 15 | ROOF SCREEN
MANUFACTURER: CUSTOM
COLOR: DARK BRONZE |
| 8 | FIBER PANEL
MANUFACTURER: NICHHA
COLOR: SW 7043 - WORDLY GRAY | 16 | ALUMINUM STOREFRONT & LOUVER
MANUFACTURER: ARCADIA
COLOR: DARK BRONZE |

material palette

CMU

ground face
manufacturer: Old Castle
color: cocoa brown



stone

manufacturer: Coronado Stone
color: old world ledge
carmel mountain

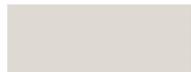


fiber panels

manufacturer: Nichiha
color: SW 7031 mega
greige



manufacturer: Nichiha
color: SW 7631 city loft



manufacturer: Nichiha
color: SW 7043 wordly
gray



EIFS

manufacturer: DRYVIT
color: SW 7631 city loft



accent band
manufacturer: DRYVIT
color: SW 6600 enticing
red



windows

aluminum storefront & louver
manufacturer: arcadia
color: dark bronze



painted steel

manufacturer: Sherwin Williams
color: SW 7033
brainstorm bronze



drip edge trim

manufacturer: Sherwin Williams
color: SW 6803 Danube



ATTACHMENT E

Concept Views



view 1 LOOKING SW



view 3 LOOKING SE



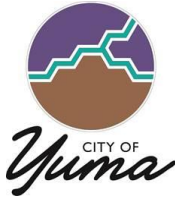
view 2 LOOKING NW



view 4 LOOKING NE

ATTACHMENT F
Aerial Photo





STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRc-41182-2023
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date:

March 22, 2023

Case Number:

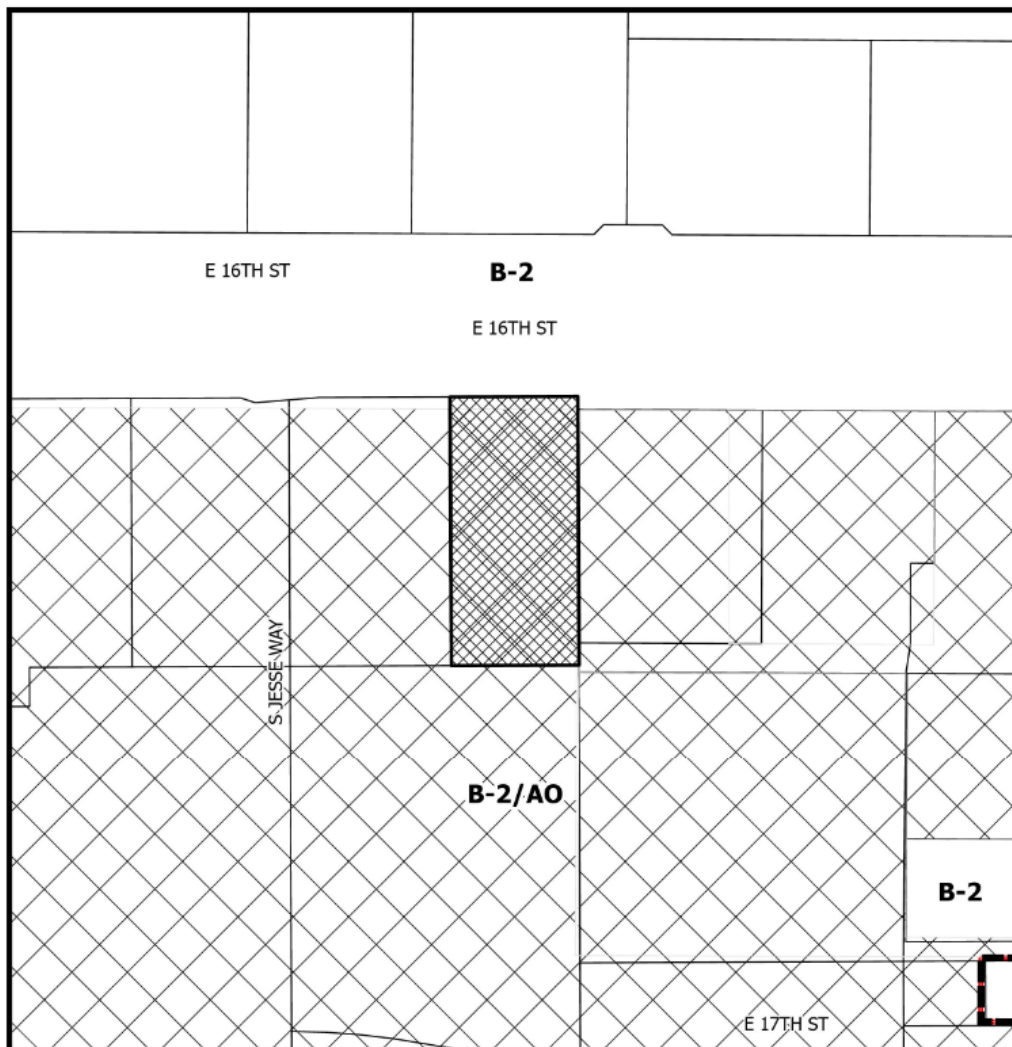
DHRc-41182-2023

Project

Description/Location:

This is a request by Thompson Design Architects, PC, on behalf of Hardknocks, LLC, for aesthetic review of a new multi-tenant building in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at 1893 E. 16th Street, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	665-40-055
Historic Listing Status:	N/A
Address:	1893 E. 16 th Street
Property Owner:	Hardknocks, LLC
Property Owner's Agent	Thompson Design Architects, PC
Zoning of the Site:	General Commercial/Aesthetic Overlay (B-2/AO)
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	B-2; Del Taco in Yuma Palms Shopping Center
○ South:	B-2/AO; Vacant
○ East:	B-2/AO; Chick-fil-A Restaurant
○ West	B-2/AO; Raising Cane's Chicken
Related Actions or Cases:	R2015-021 Dev. Agree. w/ Sign Program
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The applicant states:

"The proposed project is a 8,000 square foot multi-tenant building sited in Gomez Plaza Lot 4A on the south side of 16th Street between the I-8 interchange and Pacific Avenue. The existing land is vacant and is planned for development of commercial office and retail space.

"The design of the building is desert contemporary and is intended to keep in the aesthetic style of the commercial area it resides. Renderings are attached. The building is stud frame construction clad primarily in stucco with accents of brick veneer and painted steel sunshades. The bases of the sunshade columns are wrapped in rock gabions lending a rustic and natural material to the overall look of the building.

"The colors will be earth-tone colors as the building derives its features from the surrounding landscape and nearby commercial buildings and restaurant facilities following a contemporary desert aesthetic. The proposed brick cladding will be a gun-metal grey color and the accent steel of the shade will be a charcoal grey/black color."

Staff Analysis:

The purpose of the Aesthetic Overlay is to enhance the community's image and attractiveness through the creation of visually pleasing and inviting entryways to the City of Yuma, as well as providing community focal points or areas where the design of the physical improvements and landscape enhances the community's appearance. The focus is on the Gateways to Yuma.

This new multi-tenant building will accomplish the purpose of the Aesthetic Overlay by:

- Including community design principles that result in creative, imaginative solutions, that establish high quality design with a common architectural theme;

- Providing for site development that utilizes the unique characteristics of the site (such as location, surroundings, topography or natural resources) and creates areas which are visually attractive to both the occupants, tenants and the general public;
- Following “Dark Sky” concepts including a prohibition of random up-lighting and limits on lighting which is solely for the purpose of illuminating building walls; encouraging low level accent lighting; the shielding of fixtures; and if LED exterior lighting- a 3000K color temperature maximum;
- Minimizing conflicts between automobiles, pedestrians and bicycles; creating parking and loading/unloading areas which are attractive and unobtrusive; and maintaining efficient vehicular circulation; the installation of a bike rack is required;
- Grouping plantings in order to create buffer yards along roadways and provide unique visual interest with drought-tolerant materials ensuring a cohesive extension of the existing 16th Street landscaping;
- Gating and screening of trash enclosures and other service areas with permanent walls which blend in with the main buildings on-site.

The rear elevation of the proposed building will be prominently-visible from 16th Street and it will be at a higher elevation than the neighboring parking/business area to the east. It does meet Aesthetic Overlay Standards in that it has some offsets/articulation of the wall both along the ground level to 16 foot high on the back wall and the parapets will have offsets of 8 inches to break up the wall plane. The Standards note: “Wall planes and roof lines should not run in one continuous direction for more than 50 feet without an offset” and “Exteriors of buildings should not include large expanses of blank walls or precast concrete panels.”

The north, west, and south elevations also meet the Standards.

The plans will be adjusted so the landscaping will have a look of continuity with the existing surrounding landscaping on 16th Street, and to incorporate landscaping into the strip between the parking spaces and the building.

The proposed multi-tenant building has a modern design which complements the adjacent properties while having a unique and prominent appearance to get the attention of potential customers. It does include Aesthetic Overlay Standards such as: the screening of rooftop equipment, a trash enclosure with color-matching masonry and solid steel gates, and an overall color and texture palette which is noticeable yet cohesive with other adjacent developments.

Signage:

The City of Yuma Code has signage guidelines specific to the Aesthetic Overlay. The Code requirements include: freestanding signs must be monument signs (no pole signs).

The Gomez Plaza Sign Program & Criteria (approved as part of the R2015-021 Development Agreement) has the intent:

“To maintain a uniform appearance of all signs located in the Gomez Plaza Shopping Center. All signs must have re-approval from Gomez Plaza management before they can be submitted to the City of Yuma for Design Review and Permitting.

“There will be three freestanding internally-illuminated center identification multi-tenant entrance signs. Tenant properties inside the Gomez Plaza will not be allowed freestanding tenant signs. Tenants will be allowed exit, entrance, and directional signs, 36” maximum height and 12 sq. ft. sign area. Drive-thru signage is allowed.

“Buildings and suites main identifying [wall-mounted] signs must have either individual LED illuminated flush-mounted pan channel or reverse pan channel letter and logos with hidden mounting. No raceways or box or cabinet signs allowed.”

The only wall-mounted signs in this proposal are for Mattress Firm. They are appropriately-sized signs consistent with the Mattress Firm corporate identity and they meet City dimensional standards. Staff believes this sign proposal meets the guidelines and will provide clear identification when viewed from 16th Street.

Any additional signs for other suites will need separate DHRC review.

**Staff
Recommendation:**

Staff recommends **APPROVAL** of the request for aesthetic review of a new multi-tenant building in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-41182-2023 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval:

By approving the request, the Design and Historic Review Commission is authorizing the request by Thompson Design Architects, PC, on behalf of Hardknocks, LLC, for aesthetic review of a new multi-tenant building in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: March 2 ,2023

Final staff report delivered to applicant on: March 14, 2023

- | | |
|--|---|
| <input checked="checked" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: March 2, 2023. |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input type="checkbox"/> | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevations
- D. Colors, Textures, Materials
- E. Existing Gomez Plaza Center Signs & Adjacent Landscaping
- F. Wall Cross-Section with Screening of Rooftop Equipment
- G. Aerial Photo

Prepared By: *Robert M. Blevins*

Date: 03/01/23

Robert Blevins
Principal Planner

Approved By: *Alyssa Linville*

Date: 03/16/2023

Alyssa Linville,
Director of Community Development

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Director of Planning and Neighborhood Services (928) 373-5000, x 3037:

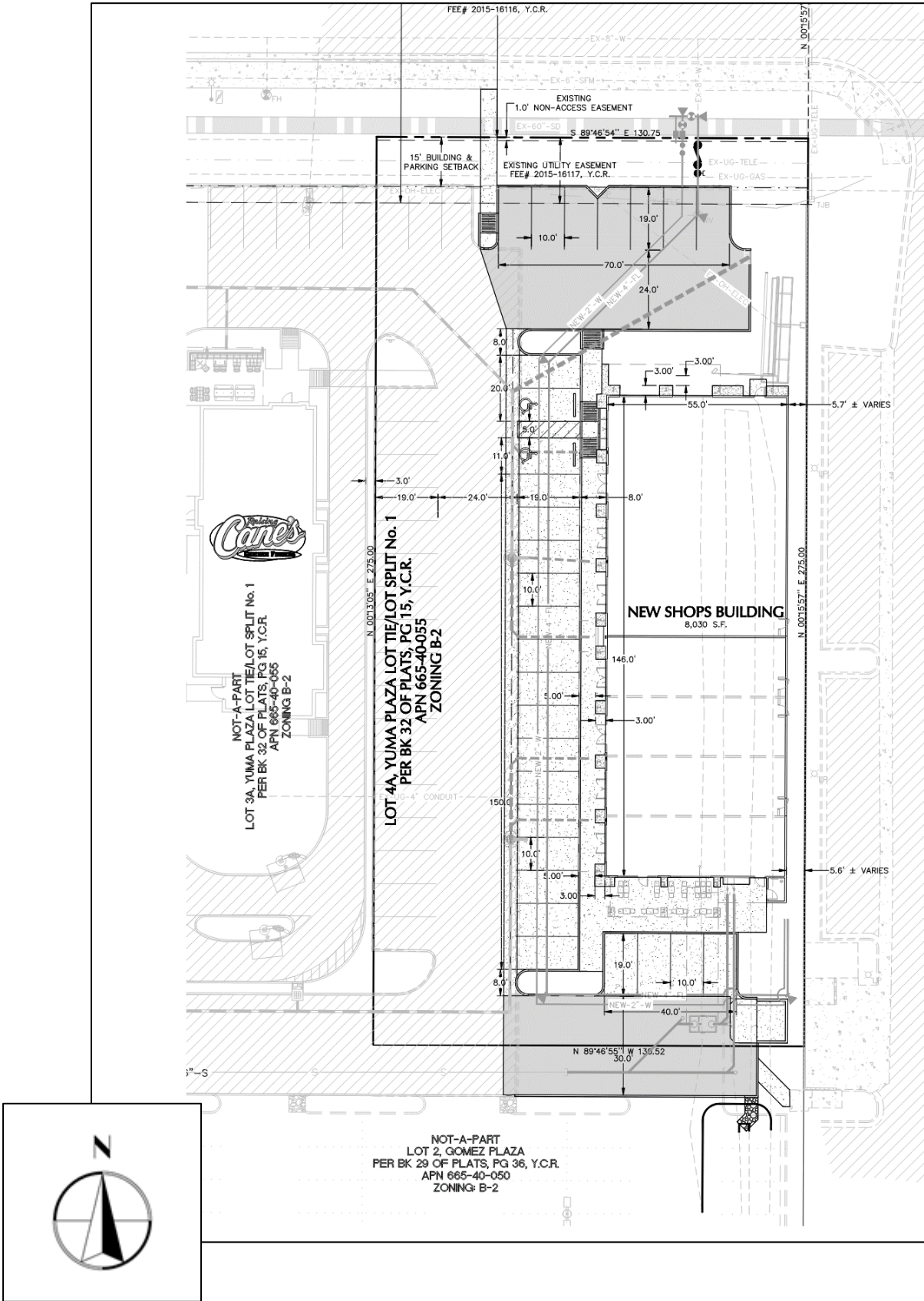
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Bob Blevins, Principal Planner, (928) 373-5189:

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

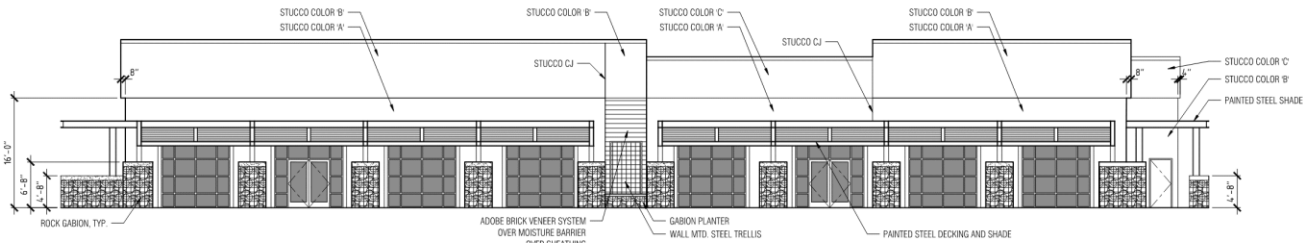
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
Site Plan



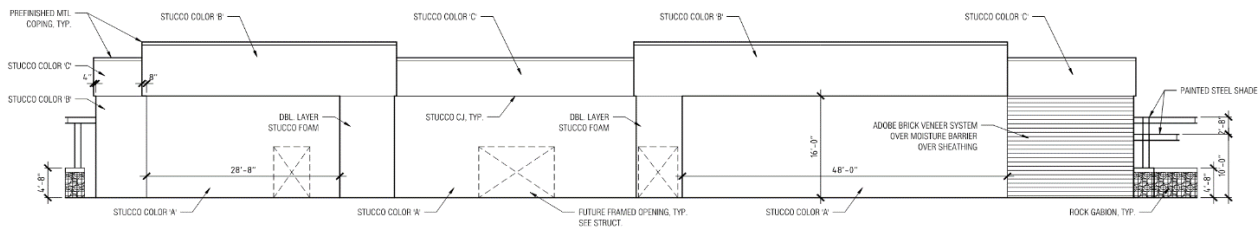
ATTACHMENT C

Elevations



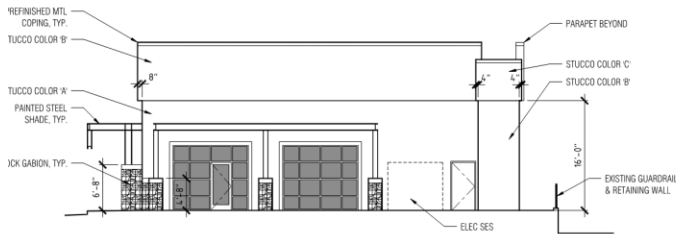
WEST ELEVATION

SCALE : 1/8" = 1'-0"



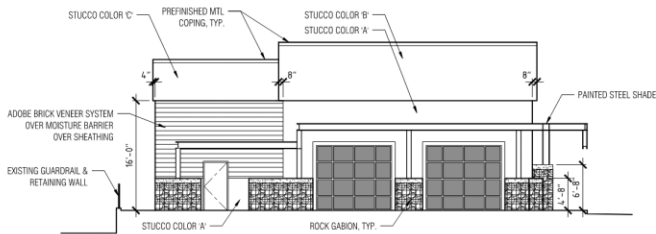
EAST ELEVATION

SCALE : 1/8" = 1'-0"



SOUTH ELEVATION

SCALE : 1/8" = 1'-0"



NORTH ELEVATION

SCALE : 1/8" = 1'-0"

ATTACHMENT D
Colors, Textures, Materials, & Signs



**NEW HARDKNOCKS BUILDING AT GOMEZ PLAZA
NORTH ELEVATION**



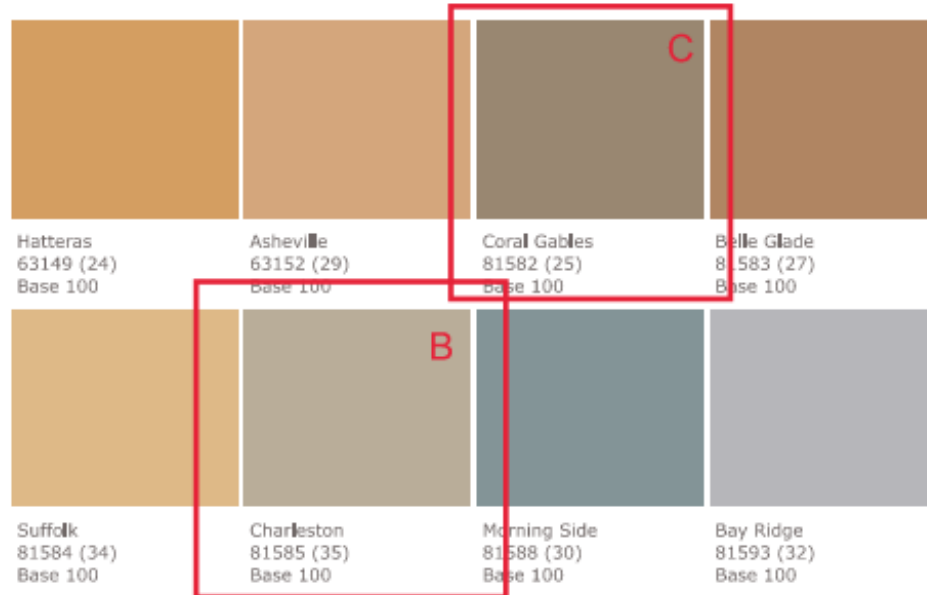
**NEW HARDKNOCKS BUILDING AT GOMEZ PLAZA
WEST ELEVATION**

THOMPSON DESIGN ARCHITECTS 11/8/2022

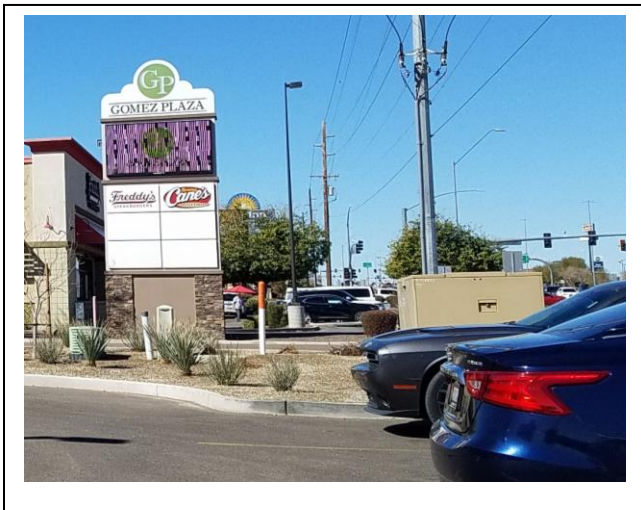
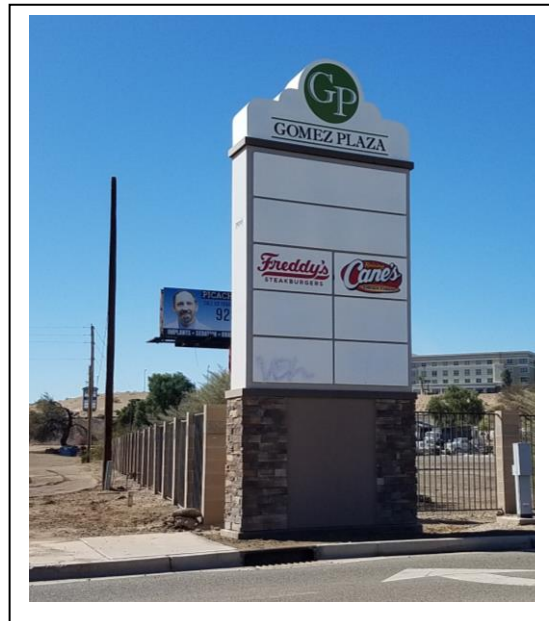
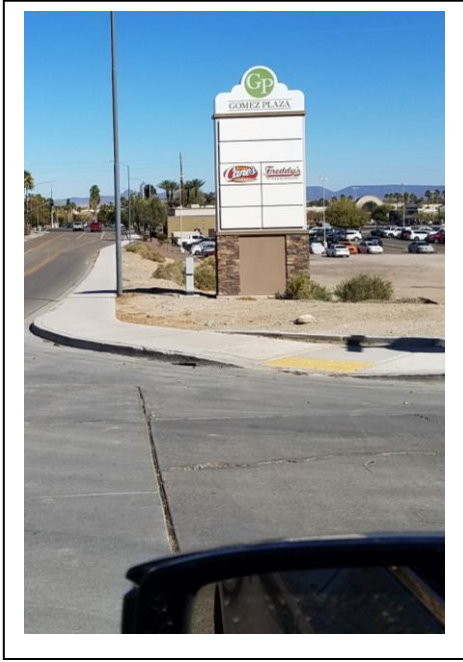
Color Charts

- Submittals
- Specifications
- Details
- Warranty
- Tech Support
- Literature
- Color Charts
- Textures
- Green/LEED

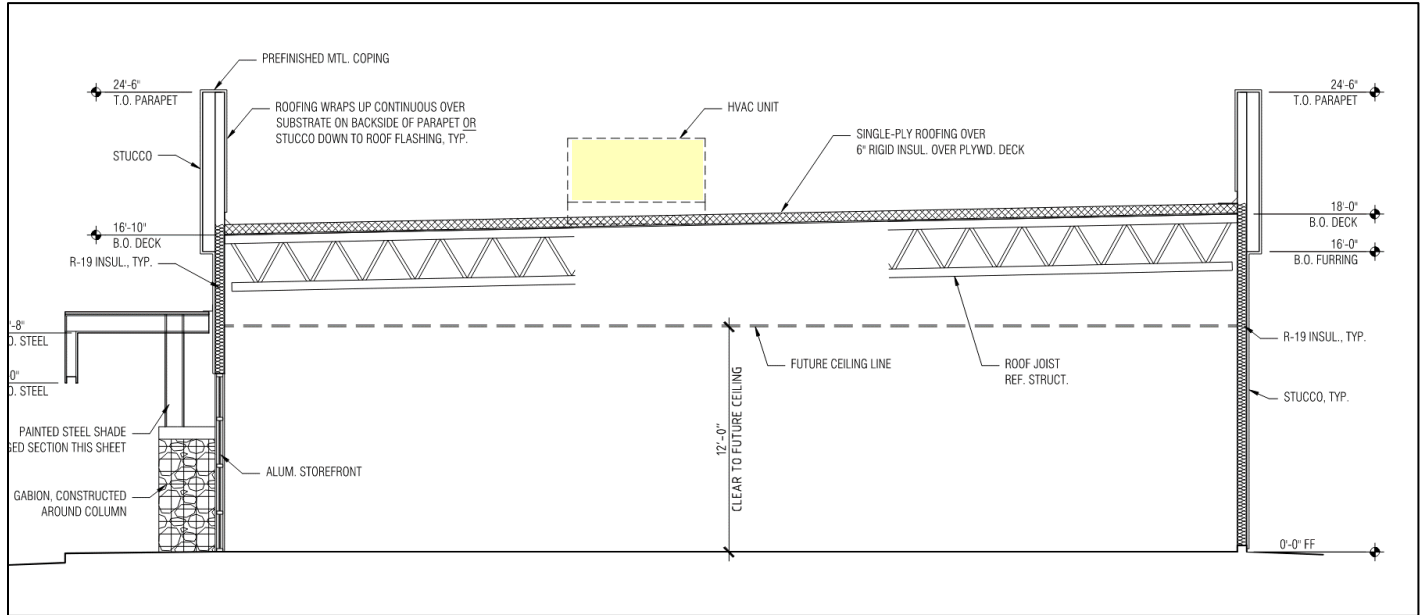
Premium Colors



ATTACHMENT E
Existing Gomez Plaza Center Signs & Landscaping



ATTACHMENT F **Wall Cross-Section with Screening of Rooftop Equipment**



ATTACHMENT G
Aerial Photo

